



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: September 18, 2006

**PUBLIC NOTICE OF A
DRAFT MITIGATED NEGATIVE DECLARATION
JO: 42-3454**

The City of San Diego Land Development Review Division has prepared a draft Mitigated Negative Declaration for the following project and is inviting your comments regarding the adequacy of the document. **Your comments must be received by October 9, 2006 to be included in the final document considered by the decision-making authorities.** Please send your written comments to the following address: **Marc Cass, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to [mail to:mcass@sandiego.gov](mailto:mcass@sandiego.gov) with the Project Number in the subject line.

General Project Information:

- Project No. 51076, SCH No. N/A
- Community Plan Area: **Ocean Beach Community Planning Area**
- Council District: **2**

Subject: STEBBINS RESIDENCE SITE DEVELOPMENT PERMIT and a COASTAL DEVELOPMENT PERMIT to demolish a single-level 1,250 square-foot residence and construct a 1,749 square-foot, three-level single dwelling unit with a subterranean parking garage on a 2,500 square-foot lot. The proposed project is located at 5166 West Point Loma Boulevard in the Ocean Beach Community Planning Area, Coastal Overlay Zone (appealable area), Coastal Height Limitation Overlay Zone, Airport Environs Overlay Zone (AEOZ), Airport Approach Overlay Zone (AAOZ) and the Ocean Beach Cottage Emerging Historic District. Legal Description: Lot 13 of Block 41, Map 1814 Wonderland Beach. Applicant: David Stebbins. The site is not included on any Government Code Listing of hazardous waste sites.

Applicant: David Stebbins

Recommended Finding: The recommended finding that the project will not have a significant effect on the environment is based on an Initial Study and project revisions/conditions which now mitigate potentially significant environmental impacts in the following area(s): **Archaeology.**

Availability in Alternative Format: To request this Notice, the Mitigated Negative Declaration, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

Additional Information: For environmental review information, contact Marc Cass at (619) 446-5330. The draft Mitigated Negative Declaration, Initial Study, and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. For information regarding public meetings/hearings on this project, contact Project Manager Laila Iskandar at (619) 446-5279. This notice was published in the SAN DIEGO DAILY TRANSCRIPT, placed on the City of San Diego web-site (<http://clerkdoc.sannet.gov/Website/publicnotice/pubnotceqa.html>), and distributed on September 18, 2006.

Robert J. Manis, Assistant Deputy Director
Development Services Department